

**Planning & Zoning
Committee of the
MidCoast
Community Council**
PO Box 64, Moss Beach
CA 94038
Serving 12,000 residents

August 13, 2003

To: **Farhad Mortazavi**
San Mateo County Design Review Officer
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Redwood City, CA 94063
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re: **PLN2003-00344**
CDRC Agenda item 7, 8/14/03

Farhad:

The Planning & Zoning Committee of the MidCoast Community Council reviewed this project to provide input in the absence of a community representative from El Granada for the CDRC. We had the following comments:

Request for Exemption from underground electrical requirement: We recommend this exemption not be granted, as per existing LCP policies and Zoning regulations. The unsightly mass of wires already above the street will just be made more so – this visual problem will never be corrected if new construction is given exemptions.

Reverse Floor Plan – this home has almost no articulation on the side elevation and the proposed set-backs present conflicts with the site and existing residences. The home adjacent to the East (left) elevation is facing the rear yard with a large set back. The committee suggests the plans be reversed so that the 10' set back is on the West.

Remove Clear Story – Removing the clear story will provide articulation for the existing neighbor allowing for daylight to the exiting home to the West (Right) and avoid a driveway next to an existing living space.

Roof Line - Adding a hip-Roof to the front and rear elevations will improve the over all appearance of the home, shortening the exceptionally long roof line, add better articulation to a building is perceived as 2 square boxes stacked on top of each other.

Trim Detail – The plans provided do not specify the size of the window, door, trim, gutter, fascia and corner detail. We suggest this be specified at 6" to give the home a more defined style and avoid the track home appearance.

Entries & Exits – The plans do not specify what the entry and exit detail will be, elevations and size of patios, decks or features related to entries.

Soffit – These plans do not include a soffit detail.

Porch Detail – No porch details have been included in the plans.

Exterior Fire - The fire place (East) appears to be hanging off the side of the house with no purpose. Direct vent fire places only need 14” of space and can easily be constructed **into** the interior of the house provide a more charming & interesting interior space.

Exterior Style – The proposed home has no define style and minimal detail, we suggest that brackets or another architectural detail be added for a more refined look.

Trees:

With as many trees that will be removed from the site, we recommend replacements of 48” and 24” box size, and including conditions for protection of the remaining trees during constructions.

Missing Items: The plans we were provided did not include Landscape and Lighting plans.

We recommend this project be continued so that a complete set of plans can be submitted and reviewed by the Coastsides Design Review Committee and the MidCoast Community Council in the absence of a Community Representative for El Granada

Thank you for your help, and please keep us informed of any further developments, hearings, approvals or appeals concerning this application.



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